



Idaho Department of Administration

Division of Public Works

"Provide responsive, cost effective, and timely support services to Idaho's policy makers, public agencies, and state employees as they serve Idaho citizens."

BRAD LITTLE
Governor

KEITH REYNOLDS
Director

PAT DONALDSON
Administrator

April 15, 2021

REQUEST FOR QUALIFICATIONS

TO: Data Center Design-Build Teams

BDM FROM: Pat Donaldson, Administrator
Division of Public Works

SUBJECT: DPW PROJECT NO. 21193
New Modular Data Center Building
Boise State University
Boise, Idaho

Submittals will be received at the Division of Public Works, 502 N. 4th Street, P.O. Box 83720, Boise, Idaho 83720-0072, until **May 4th, 2021, at 2:00 p.m.**, for furnishing Design-Build services to the State of Idaho.

Questions that arise as a result of this Request for Qualifications should be addressed to:

Brian Boyd, Project Manager
Division of Public Works
P.O. Box 83720
Boise, Idaho 83720
(208) 332-1914
Brian.Boyd@adm.idaho.gov

Modifications (addenda) to this RFQ, if any, will be posted on the Division of Public Works website at dpw.idaho.gov/professional_services/. It is recommended the responders to this RFQ check this page prior to making their submittal.

The project will be funded by the State of Idaho. The Division of Public Works will administer the project according to the terms and conditions of the award and State laws and guidelines. The Design-Build team will receive general instructions through the State. A Project Manager of the Division of Public Works will be assigned to serve as project manager and liaison between the Agency and the Design-Build team.

DESCRIPTION OF PROJECT

The Boise State University is proposing to construct a new self-contained modular data center building on university grounds in Boise, Idaho. The modular data center building is anticipated to be constructed off-site, then shipped and installed on a structural foundation on-site. Building would be approximately 635 square feet, and have a racking capacity equivalent to eight 45Ux1200mm racks with a density per rack of 8.6 kW max. It will incorporate all cooling, backup power (including a generator), VESDA fire suppression system, and have the ability to be relocated in the future. Vendor to provide for BSU

required security and system remote monitoring capability. Site configuration should allow for full paved access to building and efficient routing of all required underground utilities servicing the building.

DPW and BSU will provide the team with a site survey and soils investigation as the scope of work dictates.

REQUIRED SERVICES

The State is requesting proposals for complete Design-Build services including observation during construction.

A total project budget of **\$1,400,000.00** has been established to include fees, construction, contingencies and tests. A relatively complete construction cost estimate will be required following the Design Development Phase and must be updated at each additional phase.

The Design-Builder is required to provide Programming, Schematic Design, Design Development, Construction Documents, and Construction Observation. The Design-Build team must have licensed design professionals and consultants, licensed to work in the State of Idaho, as required for pertinent design disciplines during the Design Phases and Construction Observation. This project will need to be routed through, and receive approval by, the Idaho Division of Building Safety (DBS).

The Design-Build team shall make a minimum of one (1) presentation to the Permanent Building Fund Advisory Council and shall keep in mind that during all phases, code compliance, energy efficiency, and building maintenance concerns should be incorporated into the design.

The Design-Build team will be required to meet monthly with the Project Manager for the purpose of providing a verbal report regarding the previous month's progress. Such monthly meetings will show funds expended in the completion of the project and specific accomplishments related to the completion of the project.

The Design-Build team shall produce the following major written products for review by the State and/or Permanent Building Fund Advisory Council (PBFAC).

1. A preliminary report to the Division of Public Works and the Agency after Schematic services have been completed.
2. A Design Development Report and update to the Owner, Agency, and the PBFAC, prior to beginning Construction Documents, along with recommended project budget.
3. A final report at the conclusion of the Construction Document Phase to the Owner, Agency, and PBFAC for any additional input and final acceptance.

PROPOSAL CONTENT

- A. **Basic Qualifications:** Provide basic data relative to Design-Build team size, history, personnel, special expertise and general credits. Individual resumes, awards, associations, etc., may be included. Office brochures should be submitted separately as supplemental data. Specifically identify the team's makeup as to sole proprietorship, partnership, professional corporation and any relationships that include joint ventures, associations, or other special or unique relationships. Indicate if the team is a subsidiary of any other team/firm or if the team/firm or principals operate or participate in other professional teams/firms.

The Division of Public Works reserves the right to investigate and confirm the proposer's financial responsibility. This may include financial statements, bank references and interviews with past consultants, employees, and creditors. Unfavorable responses to these investigations are grounds for rejection of proposal.

- B. **Specific Qualifications:** List the team expected to accomplish this work including anticipated consultants. Describe who will perform the various tasks, the amount of their involvement and responsibilities, and give their qualifications. Provide a list of at least three (3) projects, with brief descriptions that show ability to complete projects of this scope.
- C. **Approach to Project:** Include a statement of your approach to this specific project including design philosophy, understanding of program, alternative concepts and methods for consideration. Limit to two (2) pages.
- D. **Past Performance:** Submit reference letters from prior clients or client representatives. Letters from projects listed in item B are preferable. In addition, past performance comments will be obtained from DPW and Agency staff.
- E. **Examples of Work:** Renderings, photographs, preliminary drawings, working drawings and specifications may be submitted as examples of your work. For Design Professionals/Design-Build teams who have done work for the Division of Public Works in the past three years, a reference to the project or projects will be sufficient in lieu of examples.
- F. **Special Requirements:** Provide information regarding specific involvement with this project or a special expertise in this type of project. Examples are: design and/or construction of original building or phase, preliminary studies or programming of this type of project (modular data center), special training or experience in this type of facility.
- G. **Additional Information:** For rating purposes, indicate the location of the office where the services will be performed and itemize all Division of Public Works projects awarded since **September 2018**, and give the total fee amount for each.
- H. **Format:** To assist evaluation it is desirable to format the proposal similar to the headings listed above. The proposals should be clear and to the point. Emphasis should be placed on specific qualifications of the people to actually perform the project and the approach to designing this specific project. Performance on past projects with the State of Idaho and other clients is a highly important factor.

SUBMITTAL

Five (5) bound copies of the submittal shall be delivered by the time and place specified above. Also include one (1) USB Flash Drive containing a PDF of the submittal. Submittal shall clearly identify a single point of contact regarding the submittal, with an e-mail address and phone number listed. Failure to do so could make the proposal unresponsive.

EVALUATION

An evaluation committee consisting of persons from the Division of Public Works, Agency and an independent Design Professional will rank the proposals, and at least three, but not more than five firms will be selected for personal interviews.

After interviewing the selected candidates, the evaluation committee will re-rank the proposals to determine the semi-final point score.

AWARD

Based on the results of the proposals and review of previous projects awarded to each firm, the Division of Public Works will recommend a course of action to the PBFAC at their next scheduled meeting. If recommended, a notice of intent to negotiate will be issued by the Division of Public Works, Department of Administration in accordance with prescribed procedures.

PROPOSED DATES:

Receive Proposals	May 4, 2021
Oral Interviews	Week of May 17, 2021
Review by PBFAC	June 2021
Negotiate Contract	June 2021

SELECTION

The State will attempt to select a firm at the next scheduled Permanent Building Fund Advisory Council meeting. Upon selection of a firm, the State will issue a letter of intent. However, final award is contingent upon the successful negotiation of a contract. The contents of the proposal may be used in a legal contract or agreement. Proposers should be aware that methods and procedures proposed could become contractual obligations.

The State reserves the right to reject any or all proposals received as a result of this request.

The State may also negotiate separately with any source in any manner necessary to serve the best interests of the State of Idaho. Awards will be made on the basis of proposals resulting from this request and subsequent interviews.

END OF 21193 RFQ DOCUMENT